

NOTICE OF PUBLIC HEARING

Notice is hereby given of a public hearing to be held before the Fruitland Planning and Zoning Commission at Fruitland City Hall, 200 S. Whitley Drive, Fruitland, ID on January 14, 2025 at 7:00 P.M. or as soon thereafter as may be heard, to consider a request by Rywest Homes, Inc. for a development agreement amendment and preliminary and final plats for the Creekside Commercial Subdivision, property described as:

A parcel of land being a portion of Lot 8, Block 1 of Creekside Professional Plaza Subdivision (Book 7, Page 30 of Plats, records of Payette County, Idaho), situated in the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 15, Township 8 North, Range 5 West, B.M., City of Fruitland, Payette County, Idaho and being more particularly described as follows:

BEGINNING at a 5/8-inch rebar on the westerly right-of-way line of U.S. Highway 95 and being the Northeast corner of said Lot 8, Block 1, which bears S89°34'34"E a distance of 218.00 feet from a 5/8-inch rebar marking the Northwest corner of Parcel 5 of Amended Record of Survey (Book 14, Page 14 of Survey, records of Payette County, Idaho), thence following said westerly right-of-way line being 42.00 feet left of a centerline spiral curve, said centerline spiral curve having a length of 250.00 feet and a central angle of 03°07'30", said right-of-way spiral curve having a chord bearing of S00°11'05"E and a chord distance of 95.94 feet to a brass plug marking the southeast corner of said Parcel 5 of Amended Record of Survey;

Thence leaving said westerly right-of-way line and following the southerly boundary of said Parcel 5, N89°06'53"W a distance of 218.98 feet to a 5/8-inch rebar marking the Southwest Corner of said Parcel 5;

Thence following the westerly boundary of said Parcel 5, N00°23'52"E a distance of 94.17 feet to a 5/8-inch rebar on the northerly boundary of said Lot 8, Block 1 of Creekside Professional Plaza Subdivision;

Thence following the northerly boundary of said Lot 8 Block 1, S89°34'34"E a distance of 218.00 feet to the **POINT OF BEGINNING**.

Said description contains a total of 0.477 acres (20,785 square feet), more or less.

Citizens are encouraged to provide oral and written testimony. The applications and supporting documentation may be reviewed at the office of the Zoning Administrator during regular office hours 8AM – 5PM, Monday – Friday.

Danny Little, Zoning Administrator